Raddicombe Drive, Brixham, TQ5 0EZ

EricLloyd &Co.

£225,000 Freehold

Two Bedroom Bungalow with driveway and Garage in Wonderful Countryside surroundings.

Situated in the highly desirable Higher Brixham area, this **TWO BEDROOM BUNGALOW** presents a fantastic opportunity for buyers looking to create a home tailored to their own tastes. Set within a peaceful rural setting, the property is in need of refurbishment but offers great potential to add value and truly make it your own with the added benefit of distant sea peeps.

Located on a quiet cul-de-sac, the property enjoys a sense of privacy and minimal traffic. As you approach, there is ample parking available on the driveway, along with access to a shared drive that leads down to the garage. The garage benefits from rear access directly into the garden, adding convenience and practicality. Upon entering the bungalow, you are welcomed by a small porch area, ideal for coats and shoes.

To the front of the property are two well-proportioned bedrooms, both offering plenty of natural light. The bathroom is currently fitted with a bath and overhead shower, wash basin, and WC. Moving through the property towards the rear, you will find a spacious open-plan living and dining area. This bright and airy space has great potential to become the heart of the home, with patio doors that open out onto the garden, allowing for a seamless indoor-outdoor flow. All white goods are to be included in the sale.

The kitchen is generously sized and offers scope for modernisation, with the added benefit of a rear door providing direct access to the outside.

The garden itself begins with a patio area, perfect for outdoor seating or entertaining. Steps lead down to the main garden, which, while currently in need of landscaping, could be transformed into a beautiful and private outdoor space. Backing onto open fields, the property enjoys far-reaching countryside views, creating a tranquil and picturesque setting that is rarely available.

Conveniently located, the bungalow is just a short walk from a local bus route providing easy access to Brixham and Kingswear. Combining a peaceful environment with accessibility, this location is both desirable and practical.

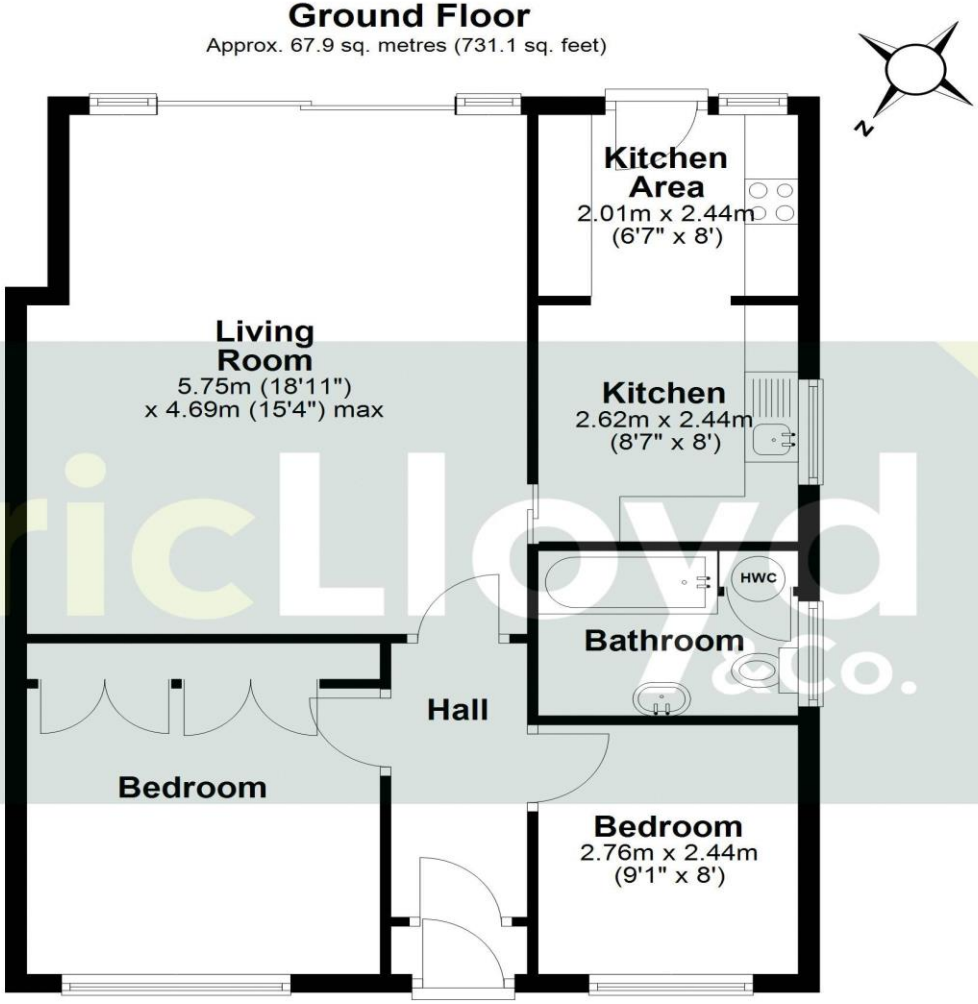
An additional benefit are the solar panels located on the rear roof elevation.

Offered for sale with **NO ONWARD CHAIN.** This property is an excellent opportunity for those seeking a project in a sought-after area.

The rear extension of this property has previously subsided. This has now been repaired through insurance. We hold a completion certificate to show the works have now been signed off.

Ground Floor

Approx. 67.9 sq. metres (731.1 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 sq. feet)

This floorplan is only for illustration purposes and measurements of rooms and locations of doors, windows, etc are approximate and no responsibility is taken for any errors or ommissions
Plan produced using PlanUp.

ENERGY PERFORMANCE RATING: E COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website suggest broadband and mobile coverage is available. The property currently has electric heating.

IMPRTANT INFORMATION: The rear extension of this property has previously subsided. This has now been repaired through insurance. We hold a completion certificate to show the works have now been signed off.

VIEWINGS ARRANGEMENTS
Strictly by appointment through Eric Lloyd & Co

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